

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-23240 - APPLICANT/OWNER: TATE FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-6956) shall expire on July 14, 2009 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6956) and all other applicable site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6956) to add two units to an existing multi-family development on 0.32 acres at 1011 "E" Street.

This is the first extension of time request for the proposed project. This extension of time is deemed appropriate with a two year extension. Conformance to the conditions of approval from Site Development Plan Review (SDR-6956) and all other site related actions shall be required. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/14/05 *	The Planning Commission approved a Request for a Site Development Plan Review (SDR-6956) to add two units to an existing multi-family development on 0.32 acres at 1011 "E" Street. Staff recommended approval.
03/15/06	The City Council approved a Petition to Vacate (VAC-10720) an 11.5 foot public right of way generally located on Jefferson Avenue between E Street and F Street and on E Street between Jefferson Avenue and Adams Avenue. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.32

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)
North	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)
South	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)
East	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)

West	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The original Site Development Plan Review (SDR-69560) was approved on 07/14/05. The applicant has progressed on the project in the form of obtaining an approved Vacation petition (VAC-10720). At the time of this report no further permits have been applied for. Due to the progress being made on the proposed project, approval of this request is recommended with a two year extension, if approved.

FINDINGS

This extension of time is deemed appropriate with a two year extension. Conformance to the conditions of approval from Site Development Plan Review (SDR-6956) and all other site related actions shall be required. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0